



COCONINO COUNTY ARIZONA

Planning & Zoning Commission

Findings

The Coconino County Planning & Zoning Commission uses “findings”—specific review criteria—when making a decision about a development proposal. These criteria must be met for approval of a project. The findings include:

Conditional Use Permits

- ☐ That the proposed location of the conditional use is in accord with the objectives of this Ordinance and the purpose of the zone in which the site is located.
- ☐ That the proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
- ☐ That the proposed conditional use will comply with each of the applicable provisions of this Ordinance, except for approved variances.
- ☐ That the proposed conditional use is consistent with and conforms to the goals, objectives and policies of the General Plan or Specific Plan for the area.

Zone Changes

- ☐ That the change is consistent with the goals, objectives and policies of the General Plan and this Ordinance.
- ☐ That the change is in the interest of or will further the public health, safety, comfort, convenience and welfare.
- ☐ That the change will not adversely affect the established character of the surrounding neighborhood nor be detrimental to adjacent properties.

Abandonments

- ☐ That said abandonment is in the interests of the general welfare of Coconino County.
- ☐ That said abandonment would not prohibit or unduly inhibit access by the public at large, nearby property owners and public utilities.
- ☐ That said abandonment would not eliminate public accessways which may be presently in use or desirable for future use.

Design Review Overlays

- ☐ Approval of all development to be located within the Design Review Overlay Zone shall be based upon a finding by the Commission that such development conforms to the applicable design guidelines.

Subdivisions

- ☐ That the proposed subdivision conforms to the goals, objectives and policies of the Coconino County Comprehensive Plan and its amendments.
- ☐ That the design of the proposed subdivision will not cause substantial environmental damage and will not present serious public health problems.
- ☐ That the site of the proposed subdivision is physically suitable for the proposed type and density of development.
- ☐ That the proposed subdivision is consistent with provisions and intent of zoning regulations applicable to the property.
- ☐ That the proposed subdivision conforms with the improvement and design standards set forth in this Ordinance.

Subdivision Waivers

- ☐ That strict application of design and improvement regulations would preclude reasonable subdivision development of the subject property.
 - ☐ That there are special circumstances applicable to the property related to its topography, shape, location that dictate the need for this waiver to ensure good subdivision design and development.
 - ☐ That the granting of this waiver will not be detrimental to the public health, safety, and general welfare or injurious to other property in the area in which said property is situated.
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